

182.0

0005

0004.0

Map

Block

Lot

1 of 1

Residential  
CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

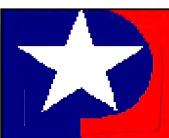
798,900 / 798,900

USE VALUE:

798,900 / 798,900

ASSESSED:

798,900 / 798,900


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
23		INDIAN HILL RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: TYLER JESSICA S & RYAN E	
Owner 2:	
Owner 3:	

Street 1: 23 INDIAN HILL ROAD	
Street 2:	

Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: PONTE WILLIAM J-ETAL -	
Owner 2: PONTE PATRICIA REID -	

Street 1: 23 INDIAN HILL ROAD	
Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02476	Type:
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NARRATIVE DESCRIPTION	
This parcel contains .154 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1947, having primarily Vinyl Exterior and 2410 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	Exempt
Flood Haz:	
D	Topo
s	Street
t	Gas:

BUILDING PERMITS	
Date	Number
5/12/2017	549

Redo Bat	18,000 C
12/12/1994	665

17,000	14X24 RM

ACTIVITY INFORMATION	
Date	Result
5/15/2018	MEAS&NOTICE
3/21/2017	SQ Returned
10/27/2008	Meas/Inspect
10/15/2008	Measured
1/4/2000	Mailer Sent
12/29/1999	
7/22/1993	AJS

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Land Type	LT Factor
Base Value	Unit Price
Adj	Neigh

Neigh	Neigh Infl
Infl 1	%
Infl 2	%
Infl 3	%
Appraised Value	Alt Class %
Spec Land	J Code Fact
Use Value	Notes

101	One Family	6694	Sq. Ft.	Site	0	70.	0.93	7													

434,575																					

434,600																					

Total AC/Ha: 0.15367

Total SF/SM: 6694

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 434,575

Spl Credit

Total: 434,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>															
Type: 6 - Colonial	Sty Ht: 2 - 2 Story	(Liv) Units: 1	Total: 1	Full Bath: 2	Rating: Average	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:												
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall: %	OthrFix:	Rating:																						
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: WHITE	View / Desir:	<b>OTHER FEATURES</b>				Kits: 1 Rating: Good	A Kits:	Rating:	Fpl: 1 Rating: Average	WSFlue:	Rating:	<b>RESIDENTIAL GRID</b>													
<b>GENERAL INFORMATION</b>				<b>CONDOS INFORMATION</b>				1st Res Grid   Desc: Line 1	# Units 1	Level	FY LR DR D K FR RR BR FB HB L O	Other	Upper	Lvl 2	Lvl 1	Lower	36	16									
Grade: C - Average	Year Blt: 1947	Eff Yr Blt:	Alt LUC:	Total Units:	Floor:	% Own:	Name:	Totals	RMS: 7	BRs: 4	Baths: 2	HB	SFL 4	26	14												
Jurisdct:	Fact: .	Const Mod:	Lump Sum Adj:	<b>DEPRECIATION</b>				Exterior:	No Unit	RMS	BRS	FL	12	SFL	22	FFL											
Avg Ht/FL: STD	Prim Int Wal 1 - Drywall	Sec Int Wall: %	Partition: T - Typical	Phys Cond: GD - Good	18. %	Functional:		Interior:	1	7	4																
Prim Floors: 3 - Hardwood	Sec Floors: %	Total: 18.6 %	Override:	Economic:	%	Special:	%	Additions:																			
Bsmnt Flr: 12 - Concrete	Subfloor:			Kitchen:		Baths:																					
Bsmnt Gar:	Electric: 3 - Typical			Plumbing:		Electric:																					
Insulation: 2 - Typical	Int vs Ext: S			Heating:		General:		Totals	1	7	4																
<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				Rate	Parcel ID	Typ	Date	Sale Price	<b>SUB AREA</b>				<b>SUB AREA DETAIL</b>										
Basic \$ / SQ: 130.00				Rate				Adj \$ / SQ: 153.986	Const Adj.: 0.99989998	Other Features: 86846	Grade Factor: 1.00	NBHD Inf: 1.00000000	NBHD Mod:	WtAv\$/SQ:	AvRate:	Ind.Val	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
Size Adj.: 1.18462324				Adj Total: 447542				LUC Factor: 1.00	Adj \$ / SQ: 153.986	juris. Factor: 0	Before Depr: 153.99	Depreciation: 83243	Final Total: 364300	Val/Su Net: 106.55	Final Total: 364300	Val/Su SzAd: 185.49	FFL	First Floor	1,052	153.990	161,993	BMT	100	RRM	60 A		
Const Adj.: 0.99989998				Depreciation: 83243				Depreciated Total: 364299	Net Sketched Area: 3,419	Total: 360,697	Size Ad	1964	Gross Area	3419	FinArea	2410											
Adj \$ / SQ: 153.986				Final Total: 364300				Val/Su SzAd: 185.49																			
Other Features: 86846																											
Grade Factor: 1.00																											
NBHD Inf: 1.00000000																											
NBHD Mod:																											
LUC Factor: 1.00																											
Adj Total: 447542																											
Depreciation: 83243																											
Depreciated Total: 364299																											
<b>MOBILE HOME</b>				Make:				Model:	Serial #	Year:	Color:	<b>PARCEL ID</b> 182.0-0005-0004.0				<b>IMAGE</b>				<b>AssessPro Patriot Properties, Inc</b>							
<b>SPEC FEATURES/YARD ITEMS</b>																											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value										
2	Frame Shed	D	Y	196	A	AV	2004		0.00	T	12	101															
More: N				Total Yard Items:				Total Special Features:				Total:															